

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Housing Authority of Dayton PHA Code: KY129 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2010					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 45 Number of HCV units: _____					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.					

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The Housing Authority strives to continue to increase the availability of safe, decent affordable low Income housing by reducing vacancies by reducing turnover time and maintaining the PHA properties through the use of modernization capital grants.</p> <p>The Housing Authority will continue to ensure Equal Opportunity Housing for all Americans Regardless of race, color, religion, national origin, sex, familial status and disability. A firm policy has been adopted or zero tolerance for any PHA staff member to discriminate against any applicant or tenant based on race, color, religion, national origin, sex, familial status and disability. This is continually reinforced. All PHA developments are maintained at the same level and units are available to any eligible applicant.</p> <p>Over the past five years the Housing Authority has been concentrating on interior renovations such as bathroom upgrades, kitchen upgrades and replacement of flooring., including HVAC replacement and Roofing. This work continues throughout so that at the end of the next five years the apartments will maintain their marketability within the area.</p> <p>Security improvements such as removed shrubbery and tree trimming is continues to remove possible cover for criminal acts. The PHA will continue efforts to maintain the safe environment for all tenants.</p> <p>The Housing Authority has adopted a Violence Against Women Act (VAWA) policy in an effort to housing to victims of domestic violence, dating violence, sexual assault or stalking and to enhance victim safety in assisted families.</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>No revisions have been made in the Annual Plan since the last submission. Copies may be found at the PHA's Main Administrative Office located at 201 Clay Street Dayton, Kentucky</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>See Attached</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>See Attached</i></p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Housing Authority defines "substantial deviation" as a change in the capital budget and/or 5-Year Plan of 50% or more of non-emergency work items or any policy changes which would require resubmission of an updated Plan. The Housing Authority has made no substantial deviations from the 5-Year Plan Policy as outlined in the previous Agency Plan submitted to HUD.</p> <p>The Housing Authority will consider the following actions to be significant amendments or modifications:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list with the exemption of HUD mandated changes in these policies. • Addition of non-emergency work items in the amount of 50% of the capital budget (items not included in the current Annual Statement or 5-Year Action Plan. <p>The Housing Authority has not made significant amendments or modifications to the annual Plan except those that are adopted to reflect changes in HUD regulatory requirements.</p>

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <p>There were no comments presented from the Residents during the Public Review Process nor at the Public Hearing.</p> <ul style="list-style-type: none"> (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Dayton	Grant Type and Number Capital Fund Program Grant No: KY36P129-501(10) Replacement Housing Factor Grant No:	Federal FY of Grant: 2010
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<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	<input type="checkbox"/> Revised Annual Statement (revision no:)
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	7,500			
3	1408 Management Improvements				
4	1410 Administration	500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000			
10	1460 Dwelling Structures	41,903			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	75,403			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Dayton		Grant Type and Number Capital Fund Program Grant No: KY36P129-501(10) Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/ HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406	LS	7,500				
HA Wide	Printing & Advertising	1410	LS	500				
	Agency Plan Revisions	1430	LS	3,000				
	Consulting/AE Fees	1430	LS	7,500				
	Landscaping	1450	LS	15,000				
	Bathtubs and Surrounds	1460	23 units	20,000				
	Flooring	1460	23 units	21,903				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
I: SUMMARY					
PHA Name: Housing Authority of Dayton				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 2013	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 2014
II. HA-WIDE	Annual Statement	\$75,000	\$75,000	\$75,000	\$75,000
CFP Funds Listed for 5-year planning		\$75,000	\$75,000	\$75,000	\$75,000
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

AL FUND PROGRAM FIVE-YEAR ACTION PLAN						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2011 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 2012 FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
SEE		Operations	7,500		Operations	7,500
ANNUAL		PRINTING & ADVERTISING	500		PRINTING & ADVERTISING	500
Statement		Agency Plan Revisions	3,000		Agency Plan Revisions	3,000
		Consulting / AE Fees	7,000		Consulting /AE Fees	7,000
		Landscaping	15,000		Landscaping	15,000
		Administration Bldg Renovations	42,000		Administration Building Renovations	42,000
Total CFP Estimated Cost			75,000			75,000

8. Capital Fund Program Five-Year Action Plan

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